

Consultee Comments for Planning Application 230759/DPP

Application Summary

Application Number: 230759/DPP

Address: Spademill Studio Spademill Lane Aberdeen AB15 4EZ

Proposal: Demolition of existing office building and erection of dwelling house with garage, car port and associated landscaping

Case Officer: Aoife Murphy

Consultee Details

Name: Mr Michael Cowie

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

It is noted this application for demolition of existing office building and erection of dwelling house with garage, car port and associated landscaping at Spademill Studio, Spademill Lane, Aberdeen AB15 4EZ.

It is noted this site is located in the city centre and lies within controlled parking zone (CPZ) X.

It is noted the proposed dwelling would take direct access onto Spademill Lane which doesn't have any existing footpath provision which means pedestrians/residents would require to walk on-street (lane), this is typical of other such uses that front onto rear lanes within the West End area of Aberdeen. Future residents shall require to walk on-street (lane) until they get to the adopted footpath provision on Bayview Road (west of site) which provides pedestrian connectivity to the wider area and the nearest public transport provision located on Queen's Road with bus stops in either direction located within 200m of the site.

In terms of parking, given the proposed dwelling provides 4no. associated bedrooms, as per ACC supplementary guidance within this area of the city, the associated parking requirement is 3no. spaces. However, it is noted that the proposals only form of parking provision is in the form of an integrated double garage, this garage requires to meet the minimum internal dimensions of 5.7m x 5.7m and should be clarified or amended in order to provide.

While the proposed is a slight under provision on volume of associated parking as per the above, but in this circumstance it shall be considered acceptable given that the site lies within a CPZ with no scope for indiscriminate parking and the property being able to obtain on-street parking permits.

In terms of the sites associated waste storage, this shall require to be located within the rear

garden extents and only taken out onto the lane on collection days.

It is confirmed that Roads Development Management have no objections to this application but the required garage dimensions should be provided in accordance with our standards.